

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 23, 1984

at 9:00 A.M., 10:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 17, 1984 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Alfred Jefferson
 APPEARANCES FOR: Alfred Jefferson
 APPEARANCES AGAINST:

CAL. NO. 69-84-S
 MAP NO. 4-I
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 3137-39 W. Roosevelt Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alfred Jefferson, for Greater Rose Hill Church, owner, filed January 23, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick building, in a B5-3 General Service District, on premises at 3137-39 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 14, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-5 and 8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-3 General Service District; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of W. Roosevelt Road; that the subject site is located within 100 feet of a tavern, which is a permitted use under the B5 zoning; that the Board takes judicial notice of statutes in effect under which the rights of permitted businesses in the area could be jeopardized by the establishment of a church at this location; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Alfred Jefferson
 APPEARANCES FOR: Alfred Jefferson
 APPEARANCES AGAINST:

CAL. NO. 70-84-S
 MAP NO. 4-I
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1214-18 S. Troy Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alfred Jefferson, for Louise Cobb, owner, filed January 23, 1984, an application for a special use under the zoning ordinance for the approval of the location and the leasing of an off-site accessory parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 1214-18 S. Troy Street, to fulfill the parking requirements for a proposed church to be located at 3137-39 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 14, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-5."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the denial of special use application No. 69-84-S for the approval of the location and the establishment of a church in a two-story brick building, on premises at 3137-39 W. Roosevelt Road, negates the need for the special use requested; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Rev. Bishop L. Howard
 APPEARANCES FOR: Rev. Bishop L. Howard
 APPEARANCES AGAINST:

CAL. NO. 71-84-S
 MAP NO. 6-K
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 4249 W. Cermak Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keans
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rev. Bishop L. Howard, for Lawndale National Bank, Tr. #5241, owner, filed February 10, 1984, an application for a special use under the zoning ordinance, for the approval of the location and the legalization of a church in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 4249 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B4-2 Restricted Service District; that the proof presented indicates that a church has been illegally established at the subject site for ten years; that no proof was presented to indicate that the approval of this site for a church would not cause substantial injury to the value of other property in the neighborhood in which it is located; that the Board takes judicial notice of statutes in effect under which the rights of permitted businesses in the area could be jeopardized by the establishment of a church at this location; that a church at this site is not compatible with the business character of W. Cermak Road; that the said church is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Abundant Life Missionary Baptist Church
 APPEARANCES FOR: Rev. Richard Mitchell, Douglas Schroeder
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2306 W. 69th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 72-84-S
 MAP NO. 16-H
 MINUTES OF MEETING
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ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Abundant Life Missionary Baptist Church, owner, filed February 10, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 2306 W. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B4-1 Restricted Retail District; that the proof presented indicates that on April 20, 1979 the Board approved a special use application, made by the applicant church, permitting the establishment of a church in the one-story brick building on subject site, which special use was not consummated; that the testimony of the original application, Cal. No. 69-79-S is hereby made part of the record; that the proposed use is necessary for the public convenience to accommodate the parishioners who live in the immediate area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which provides adequate off-street parking to be improved under the conditions hereinafter set forth; that the use of the premises will be compatible with the essentially residential character of the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick

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building, on premises at 2306 W. 69th Street, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that the parking area shall be fenced; that ingress and egress shall be from W. 69th Street; that the public alley abutting the property may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that bumper guards or concrete curbing shall be erected on the periphery of the parking area; that striping shall be provided; that the lot shall be illuminated; that the use of the parking lot shall be limited to the hours of activities of the applicant church; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: New Greater Bethlehem Primitive Baptist Church
 APPEARANCES FOR: William Brooks
 APPEARANCES AGAINST:

CAL. NO. 73-84-Z
 MAP NO. 1-I
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 2625-35 W. Lake Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Greater Bethlehem Primitive Baptist Church, owner, filed February 2, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one-story church addition to the west and south sides of a two-story brick building with no front yard instead of 10.2 feet, whose west side yard is 2.5 feet instead of 12.5 feet, whose rear yard is 16 feet 5 inches instead of 30 feet and with two parking spaces located in the required front yard, on premises at 2625-35 W. Lake Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.9-4 and 7.12(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the growth of the congregation and its activities necessitates an increase in the size of the existing building; that the plight of the owner is due to unique circumstances in that the existing building is built to the front lot line which necessitates the requested yard variation; that the existing building and proposed addition is located in the only residentially zoned portion of W. Lake Street and is surrounded by a depressed commercial-manufacturing area; that the variations, if granted, will improve the character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it,

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does hereby make a variation in the application of the district regulations and that a variation be and it is hereby granted to permit the erection of a one-story church addition to the west and south sides of a two-story brick building with no front yard instead of 10.2 feet, whose west side yard is 2.5 feet instead of 12.5 feet, whose rear yard is 16 feet 5 inches instead of 30 feet and with two parking spaces located in the required front yard, on premises at 2625-35 W. Lake Street, upon condition that the parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some other comparable all-weather dustless material; that drainage shall be provided running to an established City of Chicago sewer; that striping shall be provided; that ingress and egress shall be from W. Lake Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Patrick FitzGerald
 APPEARANCES FOR: Patrick FitzGerald
 APPEARANCES AGAINST:

CAL. NO. 74-84-Z
 MAP NO. 7-G
 MINUTES OF MEETING
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PREMISES AFFECTED-- 1022-24 W. Wellington Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Patrick FitzGerald, owner, filed February 8, 1984, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story six-unit townhouse apartment building whose south front yard is three feet instead of 15 feet and whose north rear yard is 20 feet instead of 30 feet, on premises at 1022-24 W. Wellington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.7-4 and 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984 after due notice thereof by publication in the Chicago Tribune on February 27, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that to erect less than the requested 6-unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for multi-story rental units in the area but there is a demand for attached single family townhouses and that the proposed 2-story 6-unit townhouse requires greater horizontal land coverage and encroachment into the front and rear yards than would a yard conforming multi-story apartment building; that the proposed 2-story 6-unit townhouse structure is compatible with the existing building heights in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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ordinance and that a variation be and it hereby is granted to permit the erection of a two-story six-unit townhouse apartment building whose south front yard is 3 feet instead of 15 feet and whose north rear yard is 20 feet instead of 30 feet, on premises at 1022-24 W. Wellington Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Merrill Zenner, Judith Sher and Myles Levin

CAL. NO. 75-84-S

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2245 W. Touhy Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of the applicant.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Gilbert and Debora Gordon
 APPEARANCES FOR: Gilbert Gordon
 APPEARANCES AGAINST:

CAL. NO. 76-84-A
 MAP NO. 5-G
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 2258 N. Southport Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gilbert and Debora Gordon, owners, filed February 1, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store into additional rooms for a first floor apartment in a three-story brick store and eight apartment building, in an R3 General Residence District, on premises at 2258 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the conversion of a non-conforming store into additional rooms for a first floor apartment is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a non-conforming store into additional rooms for a first floor apartment in a three-story brick store and eight-apartment building, on premises at 2258 N. Southport Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations and that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Orby Cunningham
APPEARANCES FOR: Solomon Gutstein
APPEARANCES AGAINST: E. Wayne Robinson

CAL. NO. 77-84-A
MAP NO. 12-C
MINUTES OF MEETING
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PREMISES AFFECTED— 1645 E. 53rd Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
April 13, 1984
for rebuttal.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: John O'Brien
 APPEARANCES FOR: John O'Brien
 APPEARANCES AGAINST:

CAL. NO. 78-84-A
 MAP NO. 11-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 1415-17 W. Belle Plaine Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John O'Brien, for William LeVitus, owner, filed February 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as seven apartments, in an R4 General Residence District, on premises at 1415-17 W. Belle Plaine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2(a) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as seven apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as seven apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises at 1415-17 W. Belle Plaine Avenue, as seven apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chiago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Edgar Ramsey
 APPEARANCES FOR: Josephine E. Halpin
 APPEARANCES AGAINST:

CAL. NO. 79-84-A
 MAP NO. 22-D
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 9241 S. Blackstone Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Edgar Ramsey, owner, filed February 9, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and two-story frame building as two apartments, in an R2 Single Family Residence District, on premises at 9241 S. Blackstone Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one and two-story frame building, on premises at 9241 S. Blackstone Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Chicago Lions Rugby Football Club, Inc.
APPEARANCES FOR: Richard Joseph, Edward Kane
APPEARANCES AGAINST:

CAL. NO. 80-84-A
MAP NO. 9-H
MINUTES OF MEETING
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PREMISES AFFECTED— 1801 W. School Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Chicago Lions Rugby Football Club, Inc., for Chicago Lions Building Fund, Inc., owner, filed January 26, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a three-story brick building as a private club including the serving of liquor and food, in an R3 General Residence District, on premises at 1801 W. School Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming building on the subject site has been previous occupied by a tavern; that the appellant club has been chartered as a not-for-profit corporation since June 27, 1969 and is part of a national fraternal organization; that the change of use to a private club including the serving of liquor and food is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the use of a three-story brick building as a private club including the serving of liquor and food, on premises at 1801 W. School Street, upon condition that the use of the premises shall be limited to functions of the private club; that at no time shall the club be open to the general public; that the hours of operation shall be limited to the hours between 8 P.M. and 12 Midnight,

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Cal. No. 80-84-A

Tuesdays and Thursdays and 2 P.M. and 1 A.M., Saturdays, in the Spring and Fall and on Saturdays and special occasions during the remainder of the year; that there shall be no loitering or rowdyism by club members outside of the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Joe Wiley
 APPEARANCES FOR: Joe Wiley
 APPEARANCES AGAINST:

CAL. NO. 81-84-A
 MAP NO. 18-G
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1046 W. 74th Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joe Wiley, for Monroe A. Anderson, owner, filed February 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an automobile repair shop in a one-story frame garage building at the rear of a lot improved with a two-story frame residential building, in an R3 General Residence District, on premises at 1046 W. 74th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the one-story frame garage building on the subject site has been continuously occupied as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an automobile repair shop in a one-story frame garage building at the rear of a lot improved with a two-story frame residential building, on premises at 1046 W. 74th Street, upon condition that all repair work and storage of all vehicles shall be within the building; that there shall be no parking of vehicles awaiting repairs or which have been repaired on the public street; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: C.D.A. Soccer Club
 APPEARANCES FOR: Nuno Concepcion
 APPEARANCES AGAINST:

CAL. NO. 82-84-A
 MAP NO. 6-H
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 2244 W. 23rd Place
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, C.D.A. Soccer Club, for Nuno Concepcion, owner, filed February 9, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a two-story brick building as a private club including the serving of liquor, in an R3 General Residence District, on premises at 2244 W. 23rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the building on the subject site was originally erected as a factory; that no proof was presented to establish that the appellant club is chartered by the State of Illinois as a not-for-profit corporation as required by Section 3.2 of the zoning ordinance and Chapters 147-2 and 147-4 of the Chicago Municipal Code; that before the Board could find that the proposed use could establish in this R3 General Residence District under Section 6.4-7 of the zoning ordinance, it must be demonstrated that the private club was created solely for the promotion of a common cause and that the sale of alcoholic beverages is secondary and incidental to the promotion of some other common objective; that no proof was presented that the appellant club meets the aforementioned criteria; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Nona Moore
 APPEARANCES FOR: Nona Moore
 APPEARANCES AGAINST:

CAL. NO. 83-84-A
 MAP NO. 10-E
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 524 E. 47th Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nona Moore, for Windmill and Assoc., owner, filed February 7, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store on the 1st floor of a three-story brick store and hotel building, in a B3-3 General Retail District, on premises at 524 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B3-3 General Retail District; that the proof presented indicates that the appellant proposes to sell used clothing and novelties in the store in the non-conforming hotel on the subject site; that the establishment of a second-hand store, a B4 use, on the first floor of a hotel, a C1 use, is proper under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store on the first floor of a three-story brick store and hotel building, on premises at 524 E. 47th Street, upon condition that the use of the second-hand store shall be limited to the sale of used clothing and novelties and that there shall be no sale of used appliances or used furniture; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Sam O. Bruce
 APPEARANCES FOR: Sam O. Bruce
 APPEARANCES AGAINST:

CAL. NO. 84-84-A
 MAP NO. 7-1
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED-- 2848-50 N. Albany Avenue

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Sam O. Bruce, owner, filed January 23, 1984, and subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as seven apartments and 15 lodging rooms, in an R3 General Residence District, on premises at 2848-50 N. Albany Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.3-3 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as 7 apartments and 15 lodging rooms since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 7 apartments and 15 lodging rooms, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises at 2848-50 N. Albany Avenue, as 7 apartments and 15 lodging rooms, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: D.A. Matot, Inc.
 APPEARANCES FOR: Emmett J. Galvin
 APPEARANCES AGAINST:

CAL. NO. 85-84-A
 MAP NO. 7-G
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1533-45 W. Altgeld Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, D.A. Matot, Inc., owner, filed February 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a one-story 98 feet 3 inches by 61 feet 3 inches addition to the south and west sides of a one-story brick manufacturing building with no provision for 17 off-street parking spaces, in an M1-2 Restricted Manufacturing District, on premises at 1533-45 W. Altgeld Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.16-1 and 5.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the existing building on the subject site has been occupied by the applicant company for the past 40 years without off-street parking; that the applicant company manufactures dumbwaiters and employs 70 persons; that the proposed one-story addition is for the purpose of maintaining and modernizing the existing facility and that no additional persons will be employed as a result of the proposed addition to the building; that 17 off-street parking spaces are not required; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a one-story 98 feet 3 inches by 61 feet 3 inches addition to the south and west sides of a three-story brick manufacturing building with no provision for 17 off-street parking spaces, on premises at 1533-45 W. Altgeld Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Maria Chavez
 APPEARANCES FOR: Chris George
 APPEARANCES AGAINST:

CAL. NO. 86-84-A
 MAP NO. 22-B
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 8800 S. Commercial Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Maria Chavez, owner, filed January 23, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in a B5-2 General Service District, the conversion of 2nd floor offices into two apartments lacking two off-street parking spaces in a two-story brick store and office building, on premises at 8800 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that the subject site building was constructed as offices and stores with no off-street parking prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that when the appellant purchased the building in 1979 the second floor contained apartments which were subsequently used as bi-lingual classrooms until 1980 when such use ceased; that there is no demand for additional business uses in the neighborhood; that the use of the second floor in the building on the subject site as two apartments is less intensive to parking than that of offices and is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of 2nd floor offices into two apartments lacking off-street parking, on premises at 8800 S. Commercial Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Lechers Walls
 APPEARANCES FOR: Gregory H, Furda
 APPEARANCES AGAINST:

CAL. NO. 87-84-A
 MAP NO. 18-C
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1906 E. 73rd Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lechers Walls, for Charles Chomsky and Ann Goslar, owners, filed February 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dry cleaning business in a one-story brick store building, in an R4 General Residence District, on premises at 1906 E. 73rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that on June 16, 1978 the Board sustained an appeal permitting the establishment of a restaurant in a one-story brick store building at 1904 E. 73rd Street, which is part of a five-store complex, on the subject site, Cal. No. 148-78-A; that the proof presented indicates that the dry-cleaning business occupies the non-conforming store on the subject site at 1906 E. 73rd Street, which is part of the five-store complex; that the stores have been occupied by business uses since the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the existing dry cleaning business has been operated by the appellant without the proper license; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dry cleaning business in a one-story brick store building, on premises at 1906 E. 73rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William Surby
 APPEARANCES FOR: William Surby
 APPEARANCES AGAINST:

CAL. NO. 88-84-A
 MAP NO. 16-K
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED-- 6637 S. Karlov Avenue
 SUBJECT-- Appeal from the decision of the Office of Zoning Administrator.

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas			

THE RESOLUTION:

WHEREAS, William Surby, for Mr. and Mrs. W. Surby, owner, filed January 23, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as three apartments, in an R2 Single Family Residence District, on premises at 6637 S. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 11.8-1."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the appellant purchased the subject site as a three apartment building on September 4, 1951, as witnessed by a closing statement showing rentals in the basement, and first and second floors; that the appellant produced a copy of a building permit, issued by the City of Chicago on March 3, 1942, which permitted the erection of a two-story and basement apartment building on the subject site; that affidavits were presented which support the appellant's contention that the three apartments existed prior to the time of the passage of the comprehensive zoning ordinance on December 3, 1942; that the appellant has a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 6637 S. Karlov Avenue, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before PAGE 25 OF MINUTES a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Enrique Melendez
 APPEARANCES FOR: William Argado
 APPEARANCES AGAINST: Dan Pflugradt

CAL. NO. 89-84-A
 MAP NO.
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED-- 1854 N. Spaulding (rear)

SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Enrique Melendez, owner, filed January 20, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a one-story frame garage at the rear of a lot improved with a one-and-a-half story frame residential building, in an R3 General Residence District, on premises at 1854 N. Spaulding Avenue (rear); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that City of Chicago records show that the subject site has had residential zoning since the first zoning ordinance in 1923; that the Sanborn Maps of the City of Chicago indicate that the one-story frame structure at the rear of a one-and-a-half story residential building is nothing more than an accessory automobile storage garage; that at no time since 1923 could a business have legally been established on the subject site; that the Board has no authority to permit the establishment of a business use in a residential district; it is therefore

RESOLVED; that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Peter Slana
APPEARANCES FOR: John Slana
APPEARANCES AGAINST:

CAL. NO. 90-84-A
MAP NO. 18-I
MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 2517 W. 71st Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT

THE RESOLUTION:

WHEREAS, Peter Slana, for Sandra Vanerable, owner, filed January 28, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a used auto parts store in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 2517 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 13, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.3-2 and 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Service District; that the proof presented indicates that a used auto parts store, including tire repair and emergency towing, requires a minimum of B4 zoning; that the Board has no authority to permit the establishment of the use requested in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Khald Abu-Khadier
 APPEARANCES FOR: Khald Abu-Khadier
 APPEARANCES AGAINST:

CAL. NO. 91-84-A
 MAP NO. 14-H
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 6059 S. Wolcott Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Khald Abu-Khadier, for C. Lane, owner, filed January 20, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 6059 S. Wolcott Avenue;

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that on January 16, 1976 the Board sustained an appeal permitting the dispensing of food in an existing grocery store in the building on the subject site, in Cal. No. 9-76-A; that the former owner did not obtain a proper license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 6059 S. Wolcott Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Fridays, 8 A.M. and 6 P.M., Saturdays; and 8 A.M. and 3 P.M. Sundays; that there shall be no automatic amusement machines on the premises; that there shall be no alcoholic beverages sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Nahida Itayin Mohammad
APPEARANCES FOR: Donald W. Siegel
APPEARANCES AGAINST:

CAL. NO. 92-84-A
MAP NO. 2-I
MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 35-37 S. Sacramento Boulevard
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Mazen Fadel Ottallah, and subsequently amended to Nahida Itayin Mohammad, for John Brown, Jr., owner, filed January 25, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store including the sale of packaged liquor, in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 35-37 S. Sacramento Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 28, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that on July 20, 1965 the Board sustained an appeal permitting the re-establishment of a tavern in the store on the subject site (Cal. No. 431-65-A) which had a valid liquor license through October, 1983; that the appellant has filed for a liquor license which has been approved by the Office of the Zoning Administrator; that the change of use from a tavern to a grocery store including the sale of packaged liquor, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store including the sale of packaged liquor in a two-story brick store and apartment building, on premises at 35-37 S. Sacramento Boulevard, upon condition that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Marion H. Bateman
 APPEARANCES FOR: Marion H. Bateman
 APPEARANCES AGAINST:

CAL. NO. 93-84-A
 MAP NO. 20-D
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 8004 S. Avalon Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marion H. Bateman, owner, filed February 1, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a two-story brick and frame building as two-apartments, in an R2 Single Family Residence District, on premises at 8004 S. Avalon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R2 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick and frame building, on premises at 8004 S. Avalon Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Richard Rankin
APPEARANCES FOR: Richard Rankin
APPEARANCES AGAINST:

CAL. NO. 94-84-A
MAP NO. 14-H
MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 5601 S. Damen Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Rankin, for Mr. Cross, owner, filed February 10, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a one-story frame building, in a B2-1 Restricted Retail District, on premises at 5601 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-1 Restricted Retail District; that the previous use of the subject premises was a private club, a permitted use in a B2 zone; that a motor vehicle repair shop including the repair and sale of used tires requires a minimum of B4 zoning; that the Board has no authority to permit the establishment of the use requested in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Thomas L. Evans, Jr.
 APPEARANCES FOR: Thomas L. Evans, Jr.
 APPEARANCES AGAINST:

CAL NO. 95-84-A
 MAP NO. 14-H
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 5701 S. Damen Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thomas L. Evans, Jr., owner, filed February 6, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a one-story frame garage at the rear of a lot improved with a two-story frame apartment building, in an R3 General Residence District, on premises at 5701 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that in 1982 the appellant was issued a building permit to erect a 20 feet by 20 feet accessory garage and in 1983 was issued a building permit to erect a shed; that under Section 7.3-3 of the zoning ordinance the Board has no authority to permit a business use in the accessory garage at the rear of a residentially zoned lot improved with a two-story frame apartment building; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Sylvia Rubalcava
 APPEARANCES FOR: Sylvia Rubalcava
 APPEARANCES AGAINST:

CAL. NO. 96-84-A
 MAP NO. 6-J
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 2756 S. Drake Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sylvia Rubalcava, for Calista Saucedo, owner, filed February 3, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store, in a one-story brick store building, in an R3 General Residence District, on premises at 2756 S. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store building on the subject site had been previously occupied by a plumbing contractor, which use was discontinued in December, 1983; that the change of use to a candy store, including the sale of school supplies, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store including the sale of school supplies, in a one-story brick store building, on premises at 2756 S. Drake Avenue, upon condition that there shall be no automatic amusement machines on the premises; that there shall be no alcoholic beverages sold on the premises; that the hours of operation shall be limited to the hours of 10 A.M. and 9 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Dave T. Rubino and Thomas E. Turnock
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 97-84-A
MAP NO. 9-H
MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 3352 N. Marshfield Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Louis Kosover

CAL NO. 98-84-A

APPEARANCES FOR: None

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

March 23, 1984

PREMISES AFFECTED— 2252 W. Foster Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William A. McCann
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 99-84-A
 MAP NO. 5-F
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 2051 N. Sedgwick Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William A. McCann, for LaSalle National Bank & Trust Co., Tr. #45864, owner, filed February 21, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a doctor's office in the existing office space in the basement of a three-story brick apartment building, in an R5 General Residence District, on premises at 2051 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the non-conforming office space in the building on the subject site was constructed for the purpose of serving as medical offices and so occupied for the past 60 years; that the appellant has a right to continue the use of the premises as medical offices, specifically for use as a kidney dialysis center; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a doctor's office in the existing office space in the basement of a three-story brick apartment building, on premises at 2051 N. Sedgwick Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: 4224 W. Chicago Corporation
 APPEARANCES FOR: Joel L. Greenblatt, Sandy Issacson
 APPEARANCES AGAINST:

CAL. NO. 61-84-A
 MAP NO. 3-K
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED-- 821-25 N. Tripp Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, 4224 W. Chicago Corporation, owner, filed January 19, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R3 General Residence District, the continued use of an off-site parking lot, on premises at 821-25 N. Tripp Avenue, for the storage of milk trucks accessory to a wholesale milk distributorship business at 4224 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.12-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R3 General Residence District; that the proof presented indicates that the parking lot on the subject site has been occupied continuously as an accessory off-site parking lot in conjunction with a wholesale milk distributorship business at 4224 W. Chicago Avenue, since the 1930's; that the appellant has a right to continue the use of the site as an accessory parking lot under the conditions hereinafter set forth; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued use of an off-site parking lot for the storage of milk trucks, on premises at 821-25 N. Tripp Avenue, accessory to a wholesale milk distributorship business at 4224 W. Chicago Avenue, upon condition that the appellant shall endeavor to reduce noise from the truck's cooling compressors by covering the compressors with noise-retardant material; that all large delivery trucks, during non-delivery hours, shall be parked in and facing the south end of the lot; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Grace Episcopal Church

APPEARANCES FOR: Timothy J. Riordan

APPEARANCES AGAINST:

PREMISES AFFECTED— 637-41 S. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 13, 1984.

CAL. NO. 36-84-S

MAP NO. 2-F

MINUTES OF MEETING
March 23, 1984

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT:

Hoving & Sons, Inc.

CAL. NO. 43-84-S

APPEARANCES FOR:

John J. Pikarski, Jr.

MAP NO. 1-G

APPEARANCES AGAINST:

William Thorsness

MINUTES OF MEETING

March 23, 1984

PREMISES AFFECTED—

1132-56 W. Carroll Street

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 27, 1984.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Modern Way Petroleum #5, Inc.
 APPEARANCES FOR: Robert W. Matanky
 APPEARANCES AGAINST: Martin J. Oberman, et al.

CAL. NO. 58-85-A
 MAP NO. 5-F
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED-- 1871-1901 N. Halsted Street
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Modern Way Petroleum #5, Inc., for Chicago Title and Trust Co., Tr. #51628, owner, filed January 19, 1984, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the alteration and conversion of an existing one-story brick motor vehicle repair garage building into a shopping plaza containing various retail stores, in an R4 General Residence District, on premises at 1871-1901 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1984 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.4-7, 7.3-4 and 11.8-1."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984.

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in a non-conforming brick motor vehicle repair garage building; that the said non-conforming motor vehicle repair garage has been in continuous operation since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and enjoys a good reputation in the community; that the proof presented indicates that the appellant proposes to alter and convert the existing garage building into a shopping plaza containing various retail stores; that with the exception of a proposed real estate office, there was no evidence given by the appellant as to the specific uses he proposes to establish in the proposed shopping plaza; that in order to make a determination if a change from one non-conforming use to another non-conforming use is proper under Section 6.4-7 of the zoning ordinance, there must be specific evidence as to the use, or uses, of the proposed change; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jesus Pacheco

CAL. NO. 66-84-A

APPEARANCES FOR: Warren Spitz

MAP NO. 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 2104 S. Washtenaw Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jesus Pacheco, owner, filed December 22, 1983, and subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three and four-story brick building as six apartments with no off-street parking on the front of a lot improved additionally with a two-story brick residential building, in an R4 General Residence District, on premises at 2104 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the front of a lot improved additionally with a two-story brick residential building has been occupied as six apartments with no off-street parking since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue occupancy of the building as six apartments with no off-street parking, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three and four-story brick building on the front of a lot improved additionally with a two-story brick residential building, on premises at 2104 S. Washtenaw Avenue, as six apartments with no off-street parking, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Metro Scavenger Service, Inc.
APPEARANCES FOR: Richard S. Jalovec
APPEARANCES AGAINST: John Ward

CAL. NO. 17-84-A
MAP NO. 8-1
MINUTES OF MEETING
March 23, 1984

PREMISES AFFECTED— 2750 W. 35th Street (rear)
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Louis Fasco
 APPEARANCES FOR: David Weininger
 APPEARANCES AGAINST: Craig Hammond, et al.

CAL. NO. 34-84-A
 MAP NO. 3-H
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1132-44 N. Damen Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Louis Fasco, for National Bank of Greece SA, owner, filed December 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale bakery in a two-story brick building formerly used as a food processing plant and wholesale food distribution warehouse, in an R4 General Residence District, on premises at 1132-44 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984.

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that on May 19, 1972 the Board sustained an appeal permitting the establishment of a food processing plant in the building on the subject site in Cal. No. 136-72-A; that the said use filed for bankruptcy in 1979 and which proceedings had been in litigation until February, 1983 when the appellant took deed of the subject site property; that the change of use from a food processing plant and wholesale food distribution warehouse to a wholesale bakery is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a wholesale bakery in a two-story brick building formerly used as a food processing plant and wholesale food distribution warehouse, on premises at 1132-44 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays and 7 A.M. and 1 P.M. Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Nathaniel H. Simpson, Jr.
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST: Marian Humes et al.

CAL. NO. 400-83-A
 MAP NO. 20-D
 MINUTES OF MEETING
 March 23, 1984

PREMISES AFFECTED— 1122 E. 87th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Nathaniel H. Simpson, Jr., owner, filed November 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a privately-owned recreational center in a one-story brick building in an M1-2 Restricted Manufacturing District, on premises at 1122 E. 87th Street, which, it is alleged, is a permitted use and not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 1984; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District in a one-story brick building; that the proof presented indicates that the appellant proposes to establish a skating rink, tennis and basketball courts, as well as facilities for a nautilus, aerobics and jogging, for which fees will be charged and which is intended to be a profit making venture; that Section 10.3-1(12) of the zoning ordinance lists as permitted uses in the Manufacturing District: Municipal or Privately-owned Recreation Buildings or Community Centers; that the Board is asked to determine if the proposed use is permitted under the above-mentioned Section; that the preamble in Section 10.2 states that Manufacturing Districts are designed to accommodate manufacturing and related uses; that the Board finds that municipal or privately-owned recreation buildings or community centers as permitted in the Manufacturing zone implies not-for-profit uses; that the proposed business use is, under the zoning ordinance, a public place of amusement, permitted in the Business or Commercial Districts only; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

MINUTES OF MEETING

March 23, 1984

Cal. No. 39-84-S

Mr. Wilson Frost, for Skokie Lumber Co., Inc., A Delaware Corp., applicant, presented a request to amend the resolution adopted by the Zoning Board of Appeals on February 17, 1984, Cal. No. 39-84-S, in which the Board approved a special use application for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Restail District, on premises at 1515-21 W. Lawrence Avenue, for the use of a hardware and homecenter store located at 1522 W. Lawrence Avenue.

The amendment requested is to allow a 40 ft. by 110 ft. portion of the existing one story garage building to remain on premises to be used as incidental storage for the homecenter operation at 1522 W. Lawrence Avenue.

Chairman Guthman moved that the request be granted. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane.

MINUTES OF MEETING

March 23, 1984

Cal. No. 246-79-Z

Mr. Ronald Kozil presented a request for an extension of time in which to obtain permits to construct a two-story three unit townhouse with a front yard of 15 instead of 20 feet and on a lot whose area is 6806 instead of 7500 square feet, on premises at 2647 W. Lunt Avenue, for which a variation was granted by the Board on October 26, 1979, Calendar Number 246-79-Z.

Chairman Guthman moved that due to the lapsed time the request be denied. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None

MINUTES OF MEETING

March 23, 1984

Cal. No. 305-83-A

Mr. Jose A. Justiniano, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on October 21, 1983, Cal. No. 305-83-A, in which the Board sustained an appeal permitting the re-establishment of an automobile repair shop in a one-story brick garage building with the hours of operation limited to between 9 A.M. and 5 P.M., Monday through Friday, on premeses at 2333 N. St. Louis Avenue.

The amendment is sought by the new owner requesting that the hours of operation be extended to the hours between 9 A.M. and 7 P.M., Monday through Saturday.

Chairman Guthman moved that the request be granted. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None

MINUTES OF MEETING

March 23, 1984

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special hearing on March 30, 1984 and in regular meeting on April 13, 1984.

Marian Rest

Secretary

MINUTES OF MEETING

March 30, 1984

Mr. Cullen moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 23, 1984 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas-Guthman, Cullen and Howlett. Nays-None. Absent-Keane.

The Board thereupon held its special meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: St. Martin de Porres
 APPEARANCES FOR: Richard Wendy
 APPEARANCES AGAINST: Oscar Valentin

CAL. NO. 100-84-S
 MAP NO. 4-G
 MINUTES OF MEETING
 March 30, 1984

PREMISES AFFECTED— 1854 S. Loomis Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, St. Martin de Porres, for Al Simon, owner, filed February 28, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter facility in a two-story brick building, in a C1-2 Restricted Commercial District, on premises at 1854 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 28, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-1(11)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 30, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, the district maps show that the premises are located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women and children of all ages and backgrounds in the City of Chicago; that there are approximately 1,000 available beds in existing shelters; that the City Council of the City of Chicago, in response to the findings of the task force, on December 21, 1983 passed an ordinance amending the Municipal Code of Chicago to permit the establishment of emergency transitional and temporary overnight shelter facilities; that the applicant proposes to establish a temporary overnight shelter facility in the building on the subject site; that a temporary overnight shelter facility is defined in Chapter 78.4-1 of the Municipal Ordinance as a "building, or portion thereof, in which sleeping accommodations are provided for no more that 12 hours per day for three or more persons who are not related to the owner, operator, manager or other occupants by blood or marriage"; that the applicant currently operates a temporary overnight shelter facility for homeless men at 1856 S. Loomis Street and proposes to expand its facility to include the subject site at 1854 S. Loomis Street; that said facility will have no more than 30 beds; that the hours of operation will be limited to the hours between 7 P.M. and 7 A.M.; that there

MINUTES OF MEETING

March 30, 1984

Cal. No. 100-84-S

will be a professional staff member on the premises at all times to monitor the shelter's activities; that the establishment of a temporary overnight shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility shall meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; that the proposed use, which fulfills a need in the community, is compatible with the mixed commercial and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a temporary overnight shelter facility of no more than 30 beds in a two-story brick building on premises at 1854 S. Loomis Street upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the temporary overnight shelter activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a temporary overnight shelter facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: St. Thomas Housing Development Corp.
 APPEARANCES FOR: Richard Wendy
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3763 S. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 101-84-S
 MAP NO. 8-E
 MINUTES OF MEETING
 March 30, 1984

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, St. Thomas Housing Development Corp., for St. Thomas Episcopal Church, owner, filed February 28, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility on the first and second floors of a five-story brick building, in an R5 General Residence District, on premises at 3763 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 28, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically Sections 7.4-5 and 7.4-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 30, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women and children of all ages and backgrounds in the City of Chicago; that there are approximately 1,000 available beds in existing shelters; that the City Council of the City of Chicago, in response to the findings of the task force, on December 21, 1983 passed an ordinance amending the Municipal Code of Chicago to permit the establishment of emergency transitional and temporary overnight shelter facilities; that the applicant proposes to establish a transitional shelter facility on the first and second floors of the five-story brick building on the subject site; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants hereof" and that Chapter 78.3-4 states that "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the applicant proposes to operate a transitional shelter facility in the building on the subject site which will contain

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ten beds for men clients on the first floor and ten beds for women and children clients on the second floor; that there will be a professional staff member on the premises at all times to monitor the shelter's activities; that the establishment of a transitional shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the historical use of the premises as a YMCA; and that such as use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility limited to 20 beds on the first and second floors of a five-story brick building on premises at 3763 S. Wabash Avenue upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; that no part of the remaining three floors of the building shall be used as a transitional shelter facility and that security shall be provided to limit access to such other floors by the clients of the facility; that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The Woodlawn Organization
APPEARANCES FOR: Jack Lawlor
APPEARANCES AGAINST:

CAL. NO. 102-84-A
MAP NO. 16-D
MINUTES OF MEETING
March 30, 1984

PREMISES AFFECTED— 1447 E. 65th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Boarding Homes Association of Greater Chicago
 APPEARANCES FOR: Jack Lawlor
 APPEARANCES AGAINST: Robert Dandridge et al.

CAL. NO. 103-84-A
 MAP NO. 2-K
 MINUTES OF MEETING
 March 30, 1984

PREMISES AFFECTED— 4213 W. Madison Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Boarding Homes Association of Greater Chicago, for Peoples Church of God in Christ, owner, filed February 24, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter facility in a two-story brick building, in a B5-2 General Service District, on premises at 4213 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.4-5 and 8.4-1(15)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 30, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women and children of all ages and backgrounds in the City of Chicago; that there are approximately 1,000 available beds in existing shelters; that the City Council of the City of Chicago, in response to the findings of the task force, on December 21, 1983, passed an ordinance amending the Municipal Code to permit the establishment of emergency transitional and temporary overnight shelter facilities; that the applicant proposes to establish a temporary overnight shelter facility for homeless men and women in the two-story brick building on the subject site; that a temporary overnight shelter facility is defined in Chapter 78.4-1 of the Municipal Ordinance as a "building, or portion thereof, in which sleeping accommodations are provided for no more than 12 hours per day, for three or more persons who are not related to the owner, operator, manager or other occupants by blood or marriage"; that the proposed shelter facility will contain no more than 50 beds subject to the requirements of the Ordinance; that the proposed shelter facility will operate between 7 P.M. and 7 A.M.; that there will be at least one professional staff member

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on premises at all times to monitor the shelter's activities; that the establishment of a temporary overnight shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be operated under the conditions hereinafter set forth and which use will also meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; that the proposed use, which fulfills a need in the community, is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a temporary overnight shelter facility limited to 50 beds in the two-story brick building on premises at 4213 W. Madison Street upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the temporary overnight shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a temporary overnight shelter facility or any increase in beds or in the number of clients to be served, as asked by the applicant and delineated herein, shall cause the special use hereby to immediately become null and void.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Chicago Mental Health Foundation
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 104-84-S
MAP NO. 14-D
MINUTES OF MEETING
March 30, 1984

PREMISES AFFECTED— 6140 S. Drexel Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 18, 1984.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Polish Welfare Association
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 1303 N. Ashland Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 105-84-S
 MAP NO. 3-G
 MINUTES OF MEETING
 March 30, 1984

ACTION OF BOARD--

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Polish Welfare Association, owner, filed March 6, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter facility in a two-story brick building, in a B5-2 General Service District, on premises at 1303 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1984 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-5 and 8.4-1(15)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 30, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B5-2 General Service District; that the proof presented indicates that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women and children of all ages and backgrounds in the City of Chicago; that there are approximately 1,000 available beds in existing shelters; that the City Council of the City of Chicago, in response to the findings of the task force, on December 21, 1983, passed an ordinance amending the Municipal Code of Chicago to permit the establishment of emergency transitional and temporary overnight shelter facilities; that the applicant proposes to establish a temporary overnight shelter facility in a portion of the two-story brick building on the subject site which contains the offices of the applicant association; that a temporary overnight shelter facility is defined in Chapter 78.4-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which sleeping accommodations are provided for no more than 12 hours per day for three or more persons who are not related to the owner, operator, manager or other occupants by blood or marriage"; that the proposed shelter facility will have no more than 25 beds; that the proposed shelter will operate between the hours of 10 P.M. and 8 A.M.; that there will be a professional staff member on the premises at all times to monitor the shelter's activities; that the establishment

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of a temporary overnight shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be operated under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; that the proposed use, which fulfills a need in the community, is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a temporary overnight shelter facility limited to 25 beds in a two-story brick building on premises at 1303 N. Ashland Avenue upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the temporary overnight shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a temporary overnight shelter facility or any increase in beds or in the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Fernwood Methodist Church
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST: Robert C. Power

CAL. NO. 106-84-S
 MAP NO. 10-E
 MINUTES OF MEETING
 March 30, 1984

PREMISES AFFECTED— 4417-19 S. Indiana Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Fernwood Methodist Church, for Patricia King, owner, filed March 6, 1984, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility in a three-story brick building, in an R5 General Residence District, on premises at 4417-19 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically Sections 7.4-5 and 7.4-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 30, 1984 after due notice thereof by publication in the Chicago Tribune on March 12, 1984; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women and children of all ages and backgrounds in the City of Chicago; that there are approximately 1,000 available beds in existing shelters; that the City Council of the City of Chicago, in response to the findings of the task force, on December 21, 1983, passed an ordinance amending the Municipal Code of Chicago to permit the establishment of emergency transitional and temporary overnight shelter facilities; that the applicant proposes to establish a transitional shelter facility in the building on the subject site for homeless families who have been evicted from or burned out of their former homes; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof" and that Chapter 78.3-4 states that "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the existing building on the subject site is a former

MINUTES OF MEETING

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residential hotel building containing 43 units; that the proposed transitional shelter facility will contain no more than 43 rooms and care for no more than 60 clients; that there will be at least one professional staff member on the premises at all times to monitor the shelter's activities; that the establishment of a transitional shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be operated under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the historical use of the premises as a residential hotel and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility of no more than 43 units and to accommodate no more than 60 clients in a three-story brick building on premises at 4417-19 S. Indiana Avenue upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility or any increase in units or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

MINUTES OF MEETING

March 30, 1984

Cal. No. 64-78-S

Melrose Park National Bank, Trust No. 2320, as Trustee, and on behalf of the beneficial owner of said trust, Waste Management of Illinois, Inc., by its attorneys, Daniel L. Houlihan & Associates, Ltd., presented a motion to toll the commencement date of a variation in the nature of a special use, stating as follows:

1. That the commencement of use date of the previously authorized special use for the subject property under the referenced calendar has been extended by prior resolution of this Board to and including April 1, 1984.
2. That on February 24, 1984, the City Council of the City of Chicago adopted an ordinance as an amendment to the Municipal Code of the City of Chicago.
3. That said amendatory ordinance supercedes and tolls the period of commencement of use authorized by the prior resolution of the Zoning Board of Appeals in this calendar by imposing a moratorium on such use, a moratorium on the issuance of a municipal permit for such use, and a moratorium on application for a municipal permit for such use prior to February 1, 1984.
4. That said moratorium prevents applicant from implementing the prior commencement of use date resolution of the Board before February 1, 1985 and for a subsequent period of time thereafter in order to allow reasonable review by the municipal authorities of a permit applicable to the authorized special use.

That the Office of the Corporation Counsel of the City of Chicago does not object to the granting of the extension since that extension maintains the status quo during the moratorium imposed by the City of Chicago.

Chairman Guthman moved that the request be granted and the current commencement of use date be tolled during the pendency of the moratorium ordinance and the commencement date of said special use be extended to and including April 1, 1985.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett. Nays-None. Absent-Keane.

MINUTES OF MEETING

March 30, 1984

Mr. Cullen moved that the Board do not adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 13, 1984.

Marian Rest
Secretary